

WARRANTY DEED

Statutory Short Form

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TRANSFER
TAX
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1, **Joseph Y. Cormier** of Oakland, County of Kennebec, State of Maine, for consideration paid, grant and convey to **Kenneth S. Cormier**, of 3 Coolidge Street, Waterville, Maine 04901, with Warranty Covenants, the land described as follows:

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Being Lot #4 as shown on a Survey Plan entitled "Coolidge Street Subdivision" prepared by Rowe and Wendell dated May 1987 and recorded in the Kennebec County Registry of Deeds on June 12, 1987, in Plan File D-87097.

Also conveyed herewith is a right-of-way in common with others for purposes of ingress and egress to and from the above-described lot to Washington Street.

This conveyance is subject, however, to the following restrictions, which shall run with the land, and be binding upon the grantee herein and his successors and assigns:

1. That said land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof at any time, nor shall said lots be subdivided or sold or leased in parcels, nor shall any building at any time situated on said land be used for business or manufacturing purposes; that no outbuilding shall be occupied as a residence prior to the construction of the main building.
2. That no house for more than one family and costing less than forty thousand (\$40,000.00) dollars shall be built on said land, and no building, including garages shall be erected or placed on any part of said land within thirty (30) feet of the street and within ten (10) feet from any boundary line.
3. That no placards or advertising signs, other than such as relate to the sale or leasing of said lots, shall be erected or maintained on said lots or any building thereon.
4. That no fences or construction of any kind, other than a dwelling shall at any time be erected in any position to interfere with the view from residences on adjoining lots.
5. That no cows, horses, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lots or in any buildings thereon.

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6. The exterior or any building constructed on the premises shall be completed within one (1) year from the date of issuance of the City of Waterville building permit.

Being the same premises described in a deed from Kenneth S. Cormier to Joseph Y. Cormier dated January 24, 1992, and recorded in the Kennebec County Registry of Deeds in Book 4043 Page 176.

WITNESS my hand and seal this 28th day of September 1998.

Signed, Sealed and Delivered
in the presence of:

Pamela L. Westman
Pamela L. Westman, Witness

Joseph Y. Cormier
Joseph Y. Cormier

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: September 28, 1998

Then personally appeared the above named Joseph Y. Cormier and acknowledged the foregoing instrument to be his free act and deed.

Before me,

PAMELA L. WESTMAN
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES APRIL 9, 2005

Pamela L. Westman
Notary Public
Print
Name: _____

Pamela L. Westman



RECEIVED KENNEBEC SS.

1998 OCT 26 AM 9:00

ATTEST: Norma B. Mann
REGISTER OF DEEDS